

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

November 9, 2015

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Board Room, 150 William Street, Middletown, Connecticut on Monday, November 9, 2015.

Chairman Noglow called the meeting to order at 5:10 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Sebastian Santacroce, Vice Chairman; Phil Cacciola, Commissioner, Izzy Greenberg, Commissioner (late arrival)

ALSO PRESENT: William Vasiliou, Secretary; Tom Guzzi, Financial Manager; John Rumberger, Facilities Manager; John Boccalatte, Esq.

ABSENT: Senovia Stone, Commissioner

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce; it was unanimously voted to approve the minutes of the October 13, 2015 meeting.

APPROVAL OF BILLS: On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce; it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported as of 10/31/15, A/R shows an increases of \$298.09 for Conn 9-2, \$298.56 for Conn 9-3; Decreases of \$3494.00 for Conn 9-4, \$66.16 for Conn 9-5, \$258.38 for MR and \$153.98 for E101 were also noted. Very productive month.

LEGAL ACTION: Attorney Boccalatte stated that the 10/31/15 report shows 1 summary process action, 1 small claims case and \$157.00 was collected on vacated accounts, and is pursuing EJD's which will be at very low cost to MHA. Also noted was that all housing cases are now electronically filed.

FINANCIAL: Mr. Guzzi presented the quarterly statement for MR and E101. MR had a net gain of \$59,343.74 and E101 had a net gain of \$33,858.79. Retained earnings are adequate. The published audit will be available shortly and distributed to commission when received. Mr. Vasiliou touched upon the rent increase proposed at MR; letter to residents informing of increase will be delivered 11/10; more information involving rent increase to follow, no action required at this time.

SECTION 8: 851 Section 8 units were under lease as of 11/1/15. Mr. Vasiliou reported another briefing will be held in November where approximately 50 vouchers each will be released. MHA is contemplating mechanizing the briefing process, which will increase exposure while decreasing staff hours.

PERSONNEL: None

MAINTENANCE: October work orders will be reported and included in December report. Vacant unit prep continues.

MODERNIZATION: TS: Roof contract signed with WPI Construction; boiler room project is on line; sidewalk work is completed. MR: Low bidder for snow removal (including sanding) has been

determined; Duct cleaning to begin on Sunset Ridge in November

OLD BUSINESS: Mr. Vasiliou reported that a termination of agreement was issued with Allen Const. for failure to perform; moving forward with the Bonding Agent to finish project with a completion period yet to be determined.

NEW BUSINESS: Mr. Vasiliou reported there is a great deal of interest in rental space at 150 Williams Street location, and we are getting closer to a prospective tenant.

There being no further business to come before the Commission, on motion by Vice Chairman Santacroce, seconded by Commissioner Cacciola; it was unanimously voted to adjourn the monthly meeting at 6:07 p.m.

William Vasiliou
Secretary